

APPLICATION FOR LISTED BUILDING CONSENT

OFFICER DELGATED REPORT

APPLICATION REFERENCE:	PL/2025/06848
APPLICATION TYPE:	Listed building consent (Alt/Ext)
SITE ADDRESS:	THURLES, HAM GREEN, HOLT, TROWBRIDGE, BA14 6PZ
DESCRIPTION OF WORKS:	Creation of a modified internal structural opening and replacement of existing window with French doors
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

The application site comprises of a two-storey coursed rubble stone-built detached house known as Thurles, which is a Grade II listed building, located within the settlement of Ham Green, Holt. The building is designated for its special architectural and/or historic interest under the Planning (Listed Buildings and Conservation Areas) Act 1990.

The site lies within Holt Conservation Area, and within the setting of the Grade II* Church of St Katherine, and within the wider setting of other listed buildings.

The building exhibits coursed rubble walls under a Bridgwater tiled roof with ashlar stack to the left and rear. The property has timber casement windows and a central gabled porch and retains features of special interest that contribute to its heritage significance.

The list entry, for means of identification purposes only, provides the following description:

Detached cottage. Early C19, early C20 additions. Coursed rubble stone, Bridgwater tiled roof with ashlar stack to left and to rear. Single-storey with attic, 3-window. Central C20 gabled porch with 2-light segmental-pointed casements either side, with margin glazing and fanlights. First floor has three gabled half-dormers with 2-light segmental pointed casements with margin glazing and fanlights, cusped barge boards. Right return has similar segmental pointed casements. Early C20 gabled wing with 2-light casements attached to rear. Flat-roofed garage to left return, not of special interest. Interior not accessible at time of survey (May 1987).

PROPOSAL

The proposed scheme looks to replace the existing windows in the breakfast room (a later addition) with timber French door. A new Aco drain will be placed in front of the existing opening to ensure protection of the interior from surface water. Internally, it is proposed to remove a modern cupboard within the kitchen and door opening to create a large opening to connect the kitchen with breakfast room. To allow this, it will be required to remove the existing understairs cupboard in the breakfast room and realign the stud wall.

RELEVANT PLANNING HISTORY

Proposal / Summary
W/89/00867/LBC - Listed building consent Decision - Approve with Conditions Date: 27/6/1989 – Alterations
W/10/01751/FUL - Full planning permission Decision - Approve with Conditions Date: 20/9/2010 – Alterations to bring about the change of use of the existing domestic garage to form holiday let accommodation
W/10/01752/LBC - Listed building consent Decision - Approved Date: 20/9/2010 – Alterations to bring about the change of use of the existing domestic garage to form holiday let accommodation
18/04865/LBC - Listed building consent Decision - Approve with Conditions Date: 3/10/2018 – Replacement / renewed windows to key elevations; replacement of dilapidated pebble-dash render to non-period extensions.
20/07549/LBDC - Listed Building Discharge of Condition Decision - Approved Date: 14/10/2020 – Discharge of conditions 4, 5, 6 of 18/04865/LBC

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Legislation

From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990. Section 16 requires that **special regard** be given to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess.

Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 also requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

National Policy and Guidance

The National Planning Policy Framework (NPPF) sets out government policy, including in respect of the historic environment.

Section 16 of the NPPF ('Conserving and enhancing the historic environment') sets out the Government's high-level policies concerning heritage and sustainable development.

Paragraphs 213-215 of the NPPF require a balanced approach with any harm which would be caused being weighed against the potential public benefits which might be achieved. Paragraph 210 requires local planning authorities to take account of the desirability of sustaining and enhancing the significance of heritage assets and of new development making a positive contribution to local character and distinctiveness.

National Planning Practice Guidance provides guidance on interpreting the NPPF.

Historic England Advice Note 2: Making changes to Heritage Assets, illustrates the application of policies set out in the NPPF in determining applications for LBC (and planning permission).

Wiltshire Core Strategy:

Whilst not directly relevant to listed building consent applications, the below policies give an indication of the Council's approach to development affecting heritage assets:

- Core Policy 58 'Ensuring the conservation of the historic environment' requires that "designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance."

ISSUES

Impact upon the preservation of the listed building or its setting or any features of special architectural and/or historic interest.

CONSULTATION RESPONSES

Holt Parish Council raised no objection.

No other comments received.

REPRESENTATIONS

In accordance with the requirements of Section 5(1) of the Planning (Listed Buildings and Conservation Areas) Regulations 1990 (as amended) the application for listed building consent was publicised by way of:

- A site notice displayed near the site;
- An advertisement placed in the local press.

These methods were used to inform interested parties and to allow a statutory consultation period of **21 days** for representations to be submitted.

ASSESSMENT

In accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, special regard has been given to the significance of the listed building, including its architectural and historic interest, and the desirability of preserving both the building and its setting. Relevant policies within the National Planning Policy Framework (NPPF), particularly Section 16: Conserving and Enhancing the Historic Environment, have also been taken into account. These policies require that any harm to the significance of a designated heritage asset must be clearly justified and weighed against the public benefits of the proposal.

In order to be acceptable, the application needs to be assessed against the following criteria:

Information considered/submitted

Paragraph 207 requires that applicants describe the significance of any heritage assets affected, including any contribution made by their setting. This should include sufficient information to provide a clear understanding of the significance of the heritage asset and its setting and the potential impact of any proposals on that significance.

The submitted application provided existing and proposed elevations and floor plans, and a 'Design, Access and Heritage Statement.' The statement provided a summary of significance, advising that the proposed location of the works was on a later phase of development to the property and not the historic core. The submitted information contains sufficient information to understand the impact of the proposals and is proportionate to their scope. The requirements of the NPPF are therefore met in this respect.

Paragraph 208 also provides for the local planning authority to make its own assessment of impact and the following heritage recommendations are offered on this basis.

Assessment of significance:

According to the National Planning Policy Framework (NPPF), significance is defined as:

"The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."

Historic England further categorises significance into four key values:

- *Evidential* – the potential of the asset to yield evidence about past human activity.
- *Historic* – the ways in which the asset illustrates aspects of history.
- *Aesthetic* – the sensory and design qualities of the asset.
- *Communal* – the meanings and associations attached to the asset by people.

In this case the significance of the building lies largely with its historic fabric and vernacular construction and local materials which have significant aesthetic and architectural interest. The first edition OS map (1844-1888) shows a rectangular building with outbuildings to the left-hand side of the principal elevation. By the second edition OS map (1894-1903), the property had been extended to the rear and the outbuildings formed part of the main house. Further rear extensions had occurred by the third edition OS map (1898-1939) and a glass house was formed to the front of the left-hand side elevation. Applying this to the existing floor plan, the reception room (2), part of the hallway, dining room and part of the existing kitchen appears to be part of the historic core, with part of the kitchen forming the early extension, and the remaining kitchen (the subject of this application) and breakfast room dating post the third edition OS map (1898-1939). The submitted photographs within the Statement would support this evidence.

The development of the house shows how a property from a simple four rooms (two up and two down) has been extended over its lifetime to allow for additional rooms, such as kitchen and presumed bathroom to be added.

Impact of proposals on the significance and setting of the building/structure:

Understanding the impact of proposed works on a listed building requires a careful and proportionate assessment of how those changes affect the asset's heritage significance and its setting. This includes both the physical alterations to the building itself and any changes to its spatial or visual relationship with surrounding structures or spaces.

The significance of a heritage asset is not static; it is shaped by its architectural, historic, and communal values, and by how these are experienced in context. Therefore, any intervention must

be considered in light of the asset's identified significance, with attention given to both potential harm and benefits. Benefits may include repairs that support the long-term conservation of the building, improved energy performance, or enhanced public access and understanding.

This assessment is grounded in the statutory duty under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires special regard to be given to the desirability of preserving the building and its features of special interest. It is also informed by national policy, particularly paragraphs 212-221 of the National Planning Policy Framework (NPPF), and relevant local heritage policies and guidance.

The proposed scheme looks to remove some very modern fabric (cupboard within the kitchen) and part of the early/mid C20 fabric to create a large opening to connect the modern (late C20) infill kitchen with the existing breakfast room. This will allow a large connecting entrance to be formed. To increase the space, it is proposed to remove a cupboard under the stairs and stud wall within the breakfast room. This fabric is of limited significance, and therefore its loss is acceptable.

The proposed works appear to require the loss of structural/ load bearing elements, and no information has been provided on any required works to support the formation of the new opening. These works could result in steel work and pads being inserted into the kitchen chimney stack which is part of one of the original or early fabric. This will need to be detailed, or an alternative solution considered, such as the creation of a simple goal post. The principal of the proposed scheme to open this space is considered to be acceptable, and therefore the structural solution can be conditioned.

The loss of the modern stud wall and understairs cupboard is considered to be acceptable. Any making good should respect the existing fabric.

The proposed loss of the timber window and inserting of the French windows is acceptable. There should be limited works to allow the opening to be formed, but no structural works as the existing window lintel can be used. Any making good should respect the existing fabric.

Impact on Ecology

While Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 do not explicitly reference protected species, Local Planning Authorities have a statutory duty to consider potential impacts on protected species when determining applications. This responsibility arises from broader environmental legislation and national planning policy and must be taken into account where relevant.

		Y / N / NA
(a)	Does the site or proposed development possess/impact on any of the features where protected species are likely to be present (assessed against Natural England's standing advice) and where species are likely to be found?	NA
(b)	If yes, has a protected species survey been submitted?	
(c)	If yes, does the survey show a detailed consideration of ecological impacts, wildlife mitigation and the creation, restoration and enhancement	

	of wildlife corridors to preserve and enhance biodiversity in accordance with the standing advice?	
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CONCLUSION

The NPPF confirms that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). It makes clear that any harm to a designated heritage asset requires clear and convincing justification.

The overall impact of the proposals on heritage assets will be neutral impact as they relate to relatively modern additions to the property. The proposed works allow for the formation of the modern requirement of an open plan space and connection to the garden. The requirements of current conservation legislation, policy or guidance are considered to be met.

RECOMMENDATION:

That Listed Building Consent be GRANTED, subject to the following conditions:

- **Timeframe**
- **Plans/ Statements**
- **WL6 EXTERNAL JOINERY DETAILS**
No works shall commence on site until details of all new external ~~window and French~~ door joinery ~~and/or metal framed glazing [DELETE as appropriate]~~ have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include depth of reveal, details of heads, sills and lintels, elevations at a scale of not less than 1:10 and horizontal/vertical frame sections (including sections through glazing bars) at not less than 1:2. The works shall be carried out in accordance with the approved details.
- **Structural Calculations & Details for new internal opening**
Notwithstanding the approved drawings, no works shall commence until a Structural Engineers report and details, including Structural Calculations, for the proposed opening up works between kitchen and breakfast room have been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of preserving the character and appearance of the listed building and its setting.